013.0	0011	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,047,100	/	1,047,100
USE VALUE:	1,047,100	/	1,047,100
ASSESSED:	1,047,100	/	1,047,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21	-23	PARKER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALLINAN JOHN R/MICHELLE
Owner 2:	
Owner 3:	
Street 1:	23 PARKER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CALLINAN LEO J & MICHELLE -
Owner 2:	CALLINAN ELIZABETH M-JOHN R -
Street 1:	100 BAY VIEW AVENUE
Twn/City:	SALEM
St/Prov:	MA Cntry:
Postal:	01970

NARRATIVE DESCRIPTION

This parcel contains 5,342 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 3238 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5342.000	578,300	4,600	464,200	1,047,100
Total Card	0.123	578,300	4,600	464,200	1,047,100
Total Parcel	0.123	578,300	4,600	464,200	1,047,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.38 | /Parcel: 323.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0011-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	578,400	4600	5,342.	464,200	1,047,200	1,047,200	Year End Roll	12/18/2019
2019	104	FV	422,600	4600	5,342.	493,200	920,400	920,400	Year End Roll	1/3/2019
2018	104	FV	422,600	4600	5,342.	359,800	787,000	787,000	Year End Roll	12/20/2017
2017	104	FV	396,000	4600	5,342.	313,300	713,900	713,900	Year End Roll	1/3/2017
2016	104	FV	396,000	4600	5,342.	266,900	667,500	667,500	Year End	1/4/2016
2015	104	FV	352,200	4600	5,342.	261,100	617,900	617,900	Year End Roll	12/11/2014
2014	104	FV	352,200	4600	5,342.	214,700	571,500	571,500	Year End Roll	12/16/2013
2013	104	FV	366,700	4600	5,342.	204,300	575,600	575,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1340

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CALLINAN LEO J	1306-116		8/17/2005	Family	1	No	No		
CALLINAN LEO	1201-22		2/22/1999	Family	1	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/25/2018	1591	Insulate	3,500	C				
10/25/2018	1592	Insulate	3,500	C				
10/2/2018	1434	Det. Gar	26,200					garage door & roof
5/4/2013	690	Redo Kit	47,700					
7/16/2003	578	Wood Dec	25,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
2/21/2018	MEAS&NOTICE	BS	Barbara S
6/7/2013	Info Fm Prmt	EMK	Ellen K
5/6/2009	Measured	372	PATRIOT
4/27/2009	Meas/Inspect	189	PATRIOT
8/2/2005	Permit Visit	BR	B Rossignol
9/30/1999	Mailer Sent		
9/30/1999	Measured	163	PATRIOT
2/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5342		Sq. Ft.	Site		0	80.	1.09	1									464,207						464,200	

Total AC/HA: 0.12264 | Total SF/SM: 5342 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 464,207 | Spl Credit | Total: 464,200

USER DEFINED

User Acct	10954
GIS Ref	
GIS Ref	
Insp Date	02/21/18
!1340!	

PRINT

Date	Time
12/10/20	16:58:10

LAST REV

Date	Time
02/05/19	12:43:27
danam	

Prior Id # 1:	10954
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97427422
Const Adj.:	0.98000199
Adj $ / SQ:	162.314
Other Features:	123500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	710397
Depreciation:	132134
Depreciated Total:	578263

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

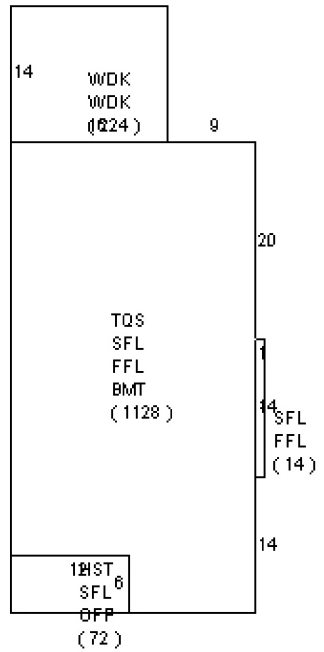
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	162.31
Special Features:	0	Val/Su Net:	118.36
Final Total:	578300	Val/Su SzAd	178.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,214	162.310	197,050
FFL	First Floor	1,142	162.310	185,363
BMT	Basement	1,128	48.690	54,927
TQS	3/4 Story	846	162.310	137,318
WDK	Deck	448	8.070	3,614
OFP	Open Porch	72	38.630	2,781
HST	Half Story	36	162.310	5,843
	Net Sketched Area:	4,886	Total:	586,896
Size Ad	3238	Gross Are	5204	FinArea 3238

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

013.0-0011-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1930	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600